

1943 Profile of the Morrisania, Bronx area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,
the Daily Mirror, and Hearst Consolidated Publications

Scanned by the Center for Urban Research at the
CUNY Graduate Center



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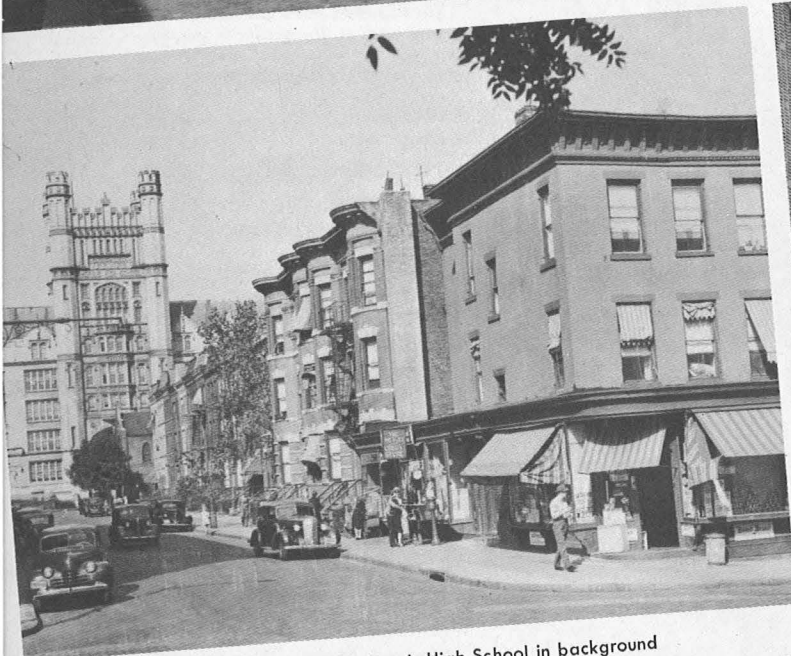
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BRONX 4

Morrisania



Left: Southern Boulevard from Tiffany Street looking north



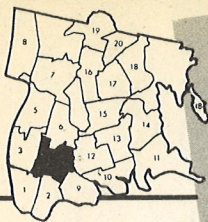
Trinity Avenue at 165th Street—Morris High School in background



Above: Aldus Street from Faile Street facing east



Left: From Southern Boulevard and Freeman Street looking north up Wilkins Avenue



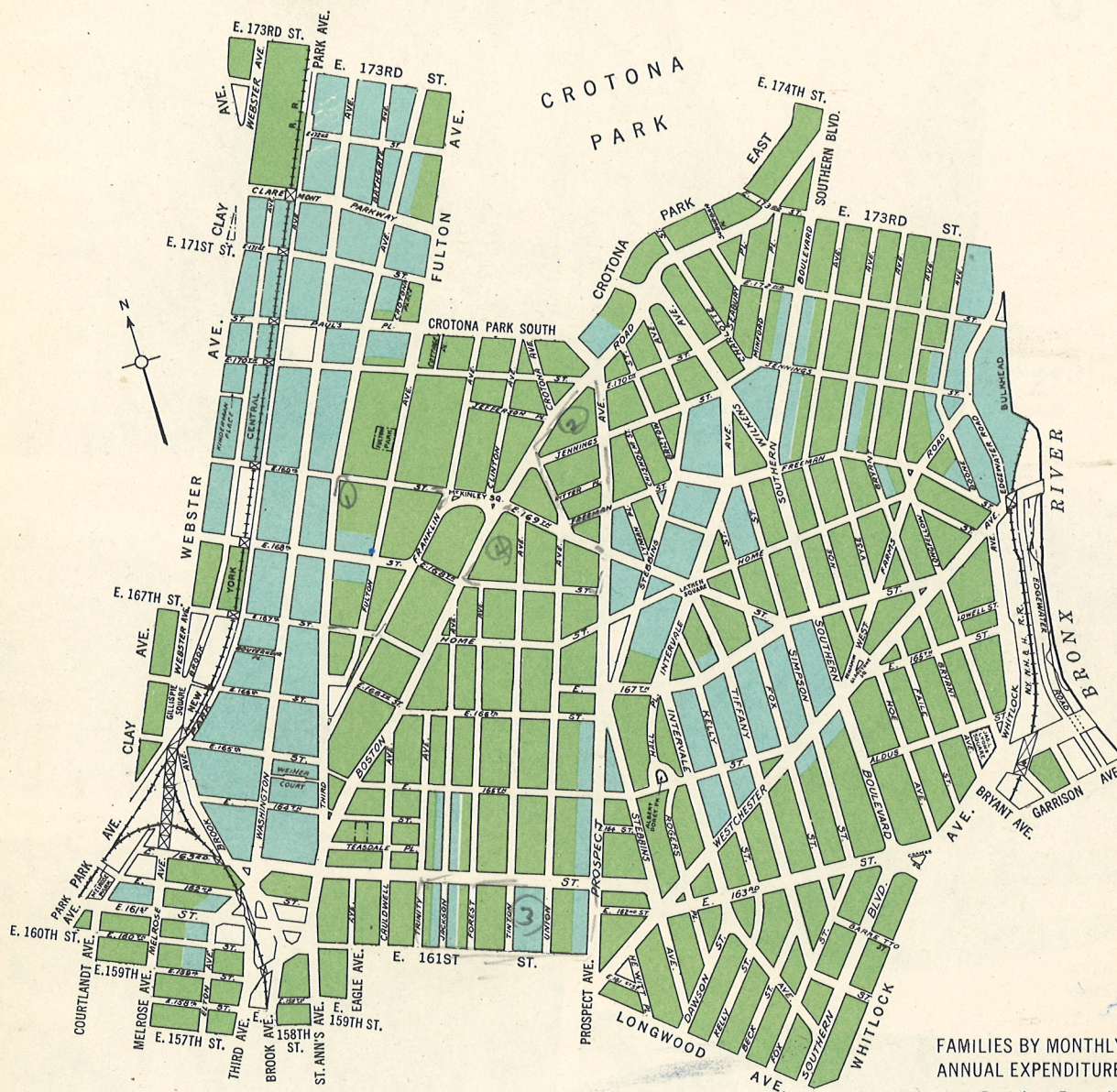
NEW YORK CITY MARKET ANALYSIS

Compiled by
THE NEWS
THE NEW YORK TIMES
DAILY MIRROR
JOURNAL-AMERICAN

BRONX

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Morrisania



Morrisania is the heaviest populated and most thickly settled district in the Bronx. Most of the dwellings are old tenement buildings and multiple-family private houses. The best residential neighborhoods lie around Crotona Park and parts of Southern Boulevard. The western section of the district has many garages, warehouses, and factories. Negro population is increasing principally in the central region from 163rd Street to Home Street, and from Westchester Avenue to 3rd Avenue. Retail outlets may be found on most streets. Southern Boulevard, Boston Road, Westchester, Prospect, and Webster Avenues are all important trading centers.

POPULATION	230,946
(larger than Dayton, Ohio)	
Native white	130,037
Foreign-born white	87,020
Negro	13,702
Other races	187

Most of the foreign-born are Russian and Central European Jews; many Italians and Irish. Negroes in the south central area.

FAMILIES	59,356
—owner families	1,763
—tenant families	57,593

FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	53
100-149	6,000-9,999	125
75- 99	4,500-5,999	226
50- 74	3,000-4,499	2,718
30- 49	1,800-2,999	40,299
40- 49	2,400-2,999	11,007
30- 39	1,800-2,399	29,292
Under 30	Under 1,800	15,226
Unknown		709
Median family expenditure		\$2,089
Average family expenditure		\$2,152
RESIDENTIAL STRUCTURES		6,392
—one-family houses		872
—two-family houses		1,089
—three-or-more-family houses		4,431